



Timothy C. Taylor  
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February 25, 2011

Mr. Marc Ott  
City Manager  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Northwoods Road District No. 1

Dear Mr. Ott:

This law firm represents Northwoods Avery Ranch, LLC ("*Owner*"). Owner is the owner of approximately 181.954 acres of land, more or less, in the City of Austin, Travis County, Texas. Owner intends to create a road district (the "*District*") under the terms and provisions of Article III, Section 52 of the Constitution of Texas and Chapter 257 of the Texas Transportation Code and Subchapter B of Chapter 1471 of the Texas Government Code.

This letter serves as formal notice, under Section 25-6-622 of the City of Austin Code, of Owner's intent to file with the City of Austin a Petition for Consent to the Creation of a Road District thirty (30) days from the date hereof.

The District is a real estate development project known as Northwoods at Avery Ranch. There are active cases (under the name "Avery Station") being processed with the City of Austin. The information concerning those subdivisions is on the enclosed document entitled "Northwoods - Avery Station". Additional information and a conceptual plan showing the benefited roads is also enclosed.

We look forward to working with you and City staff on this matter.

Please call me if you have any questions or comments.

Very truly yours,

Timothy C. Taylor

138200.00001

SENT BY CERTIFIED MAIL,  
RETURN RECEIPT REQUESTED  
AND COPY BY E-MAIL

Mr. Marc Ott  
City of Austin  
February 25, 2011  
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c: Gregory Miller, Esq.  
City of Austin Law Department

Northwoods Avery Ranch, LLC  
Attn: Mr. Glenn Aaronson

Mr. Todd Janssen  
Mr. Gary L. Newman

**NORTHWOODS - AVERY STATION**

**NORTHWOODS ROAD DISTRICT NO. 1**

Avery Station Section IB, Phase 1 (Staked Plains Drive, Phase 1)

Subdivision – C8-07-0043.01.1A

Construction Plans – C8-07-0043.01.1B

Avery Station Section IB, Phase 2 (Staked Plains Drive, Phase 2)

Subdivision – C8-07-0043.01.2A

Construction Plans – C8-07-0043.01.2B

Case Manager for both Subdivisions:

David Wahlgren

Watershed Protection and Development Review

Land Use Review

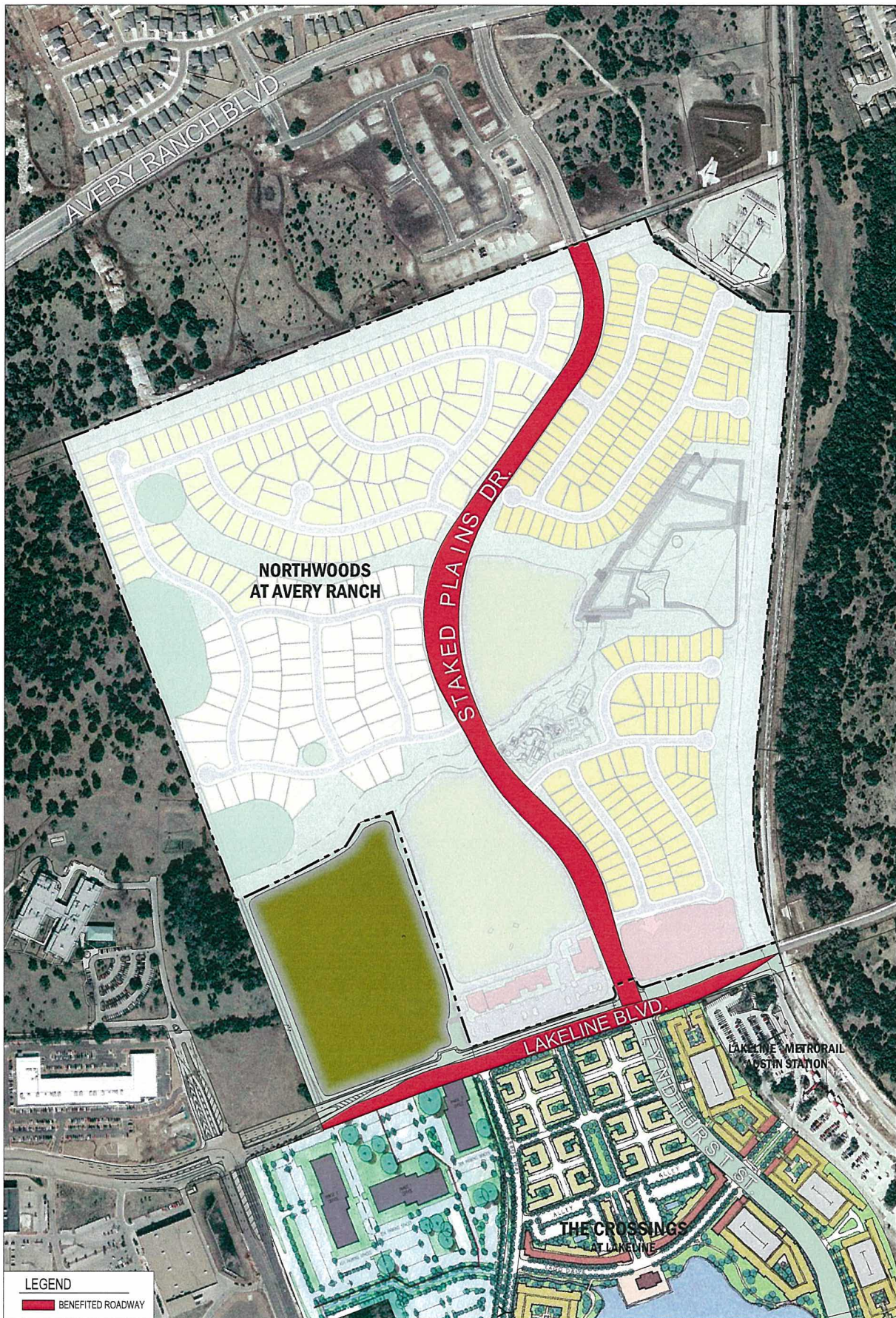
505 Barton Springs Road, 4th Floor

Austin, TX 78704

512-974-6455

David.wahlgren@ci.austin.tx.us





**LEGEND**  
 BENEFITED ROADWAY



**SEC Planning, LLC**  
 Land Planning + Landscape Architecture + Community Branding  
 AUSTIN  
 (512) 246-7700 • (512) 246-7703  
[www.secplanning.com](http://www.secplanning.com) • [northwoods@secplanning.com](mailto:northwoods@secplanning.com)

# **NORTHWOODS COUNTY ROAD DISTRICT**

**NORTHWOODS at AVERY RANCH**  
 AUSTIN, TEXAS



North

0 200 400 800

Scale: 1" = 400'

Date: October 3, 2010

SHEET FILE: T:\2009 Jobs\090004-WTRD\Road Improvement District Exhibits\Road Districts-revised 100310.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.